



## West Linn – Wilsonville Schools

### LONG RANGE PLANNING COMMITTEE

# AGENDA

March 19, 2013

7:00 pm, District Administration Building-Board Room

1. Check-In
2. LRPC member vacancy applications/introductions:
3. Summer 2013 Bond Projects Tim Woodley
4. Advance Road UGB/Annex
5. Long Range Plan-Final Edition Keith Liden
6. Near-Term Action Plan Tim Woodley
  - a. Building Capacity Review
  - b. Section A & C
  - c. Technology Plan
7. Art Tech High School Lease
8. Anything else?
9. Next Meeting?

Next LRPC Meeting: April 30, 2013 at 7:00 pm Board Room



## West Linn – Wilsonville Schools

To: Bill Rhoades, Superintendent  
School Board

From: Tim Woodley, Director of Operations

Date: February 27, 2013

Subject: **Spring 2013 Bond Project Update**

In preparation for Summer 2013 construction season, the District has prepared design, permit and bid documents for the following three capital bond projects:

### West Linn High School North Parking Lots

In 2008 the remaining usable life of these existing asphalt student parking lots was determined to be limited by district civil engineers. Accordingly, funding was provided in the 2008 Capital Bond Program. This project, as described on attached project description, has been permitted by City of West Linn and will be publicly bid in March/April. Construction will begin after school is out and will finish before classes resume in September.

### Willamette Primary Interior Project

The work for this school, as described in the attached project summary, is also a 2008 Capital Bond project that will be publicly bid this spring with a summer 2013 construction schedule. Incidental to this work will be abatement of existing asbestos as discovered during the course of construction.

### Sunset Primary Site Improvements

In 2011 the District negotiated a land exchange with City of West Linn such that the northerly section of Sunset Park came under school district ownership. Several modest site improvements will be constructed to extend the footprint of the Sunset playground for student use. The project as described has been permitted through a public process with the Sunset neighborhood and City of West Linn, and will be bid as a series of small projects to various local specialty contractors and managed by District staff. Work includes installation of a site trash compactor and will be complete before classes resume in the fall.

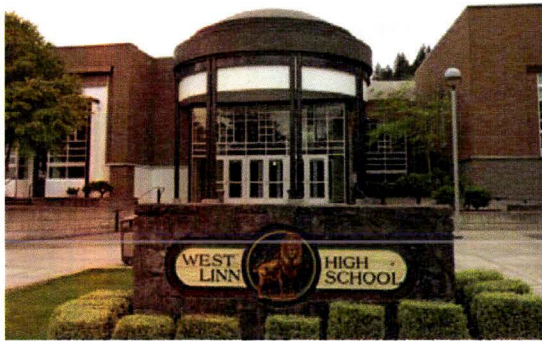
I will provide an overview of these last remaining bond projects to the board at the March 4<sup>th</sup> Regular Board Meeting.



## West Linn – Wilsonville School District

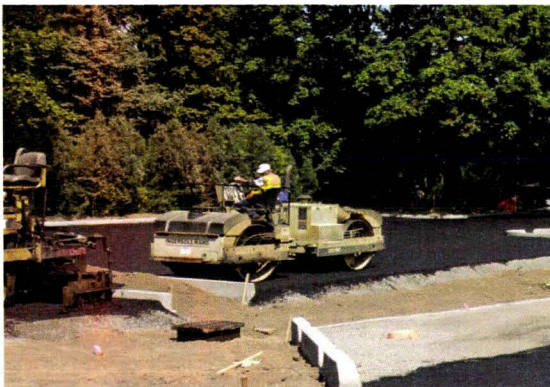
### WLHS Parking Lot Project

The upper and lower north parking lots near the intersection of Skyline Blvd and West A St have long served the students, patrons and staff of West Linn High School. While these valuable resources have been maintained over time, even a parking lot has a finite lifespan. The 2008 Bond included funding for a project to improve these parking lots.



### What is going to be the solution?

The parking lots will be completely replaced. This will include improved traffic flow patterns, storm water management, functional and aesthetic landscaping, sidewalks and ramps for ADA accessibility, crosswalks for pedestrian safety and improved parking lot lighting.



### Why not just overlay the asphalt?

The parking lots have been evaluated by civil and geotechnical engineers. The asphalt and gravel base have degraded to a point where they will not support the weight of an overlay, which would rapidly 'translate' the cracks to the new surface. Additionally, replacement of over 5,000 square feet of impervious surface requires a developer bring improvements up to current code. In the case of these parking lots that means the District must bring them into full compliance.

### Will this affect the number of spaces?

Despite the various compliance related improvements which require space, the design provides an increase in total parking spaces. This includes four true ADA compliant spaces. See the table below for the change in spaces by lot.

Parking Spaces	Upper	Lower	Total
Old	105	93	198
New	125	84	209
Difference	20	-9	11

### How much is this going to cost?

The budget for this project is broken down in the table below.

WLHS Parking Lot Budget		
Hard Cost	\$ 1,750,000.00	90.45%
Soft Cost	\$ 184,785.00	9.55%
Total	\$ 1,934,785.00	100.00%

The estimated cost of construction is inflated by the complexity of the project in terms of code compliance, and the nature of the site. In order to install the new storm water and electrical services, trenches will be cut throughout the site. The geotechnical reports indicate that this will require the removal of a substantial amount of bedrock. Additionally, the upgrades to the site storm system will require changes to the storm system in the public right of way. In order to accommodate the larger footprint of the parking lots and sidewalks several retaining walls will need to be built.

### When is the project scheduled?

Construction is scheduled to begin immediately after the end of classes in June. It will continue throughout the summer, with substantial completion before the start of school in September. However, there is actually a good deal of work before equipment shows up on site. The project will be subject to permit review and public contracting requirements. The project will be publicly advertised in March, and bids will be received in early April. Permit documents will be delivered to the City of West Linn for review in mid February, with a goal of final approval in late March. The School Board will be asked to approve a contract between the District and the low responsive bidder at the regularly scheduled Board Meeting on April 8.



## West Linn High School Parking Lot

### Scope of work:

- Remove existing asphalt surface in parking lots, driveways and portions of Skyline Blvd and West A St
- Remove existing concrete at sidewalks and curbs along Skyline Blvd and West A St
- Remove existing noncompliant/insufficient storm drainage system on site and Skyline Blvd
- Remove existing light poles and associated conduits and wiring
- Remove minimum required trees and shrubs to allow for construction of improvements
- Grade soils as needed for improvements
- Drill and excavate rock sub-grade as required for construction of improvements
- Install code compliant storm water management system on site and Skyline Blvd
- Place and compact gravel base for improvements
- Install retaining walls along at lower parking lot and along Skyline Blvd
- Install asphalt surface for parking lots and driveways
- Patch asphalt surface as needed for public improvements
- Install curbs and ADA compliant sidewalks on site and along Skyline Blvd and West A Street
- Stripe parking lots, driveways and public improvements, including pedestrian crossings
- Install underground conduit and wiring
- Relocate existing power pole along West A Street
- Install metering main and load center
- Install parking lot light fixtures
- Place soil amendments and topsoil to prepare for plantings
- Install irrigation for plantings
- Install code compliant plantings for bioswales and landscape areas

### Project Milestones:

- Launch Site Investigation/Design: October 5, 2011
- Submit for Class I Design Review: April 13, 2012
- Class I Design Review Approval with Conditions: June 4, 2012
- Submit for Building Permits: February 22, 2013
- Public Advertisement: March 12, 2013
- Building Permit Conditions Received: March 26, 2013
- Final Addendum for Bid: March 27, 2013
- Bids Due: April 2, 2013
- Request School Board Approval: April 8, 2013
- Execute Agreement: April 12, 2013
- Begin Construction: June 17, 2013
- Substantial Completion: August 23, 2013
- Final Completion: August 30, 2013





Google earth

Eye alt: 435 m

West Linn HS

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45°21'52.62" N 122°36'59.45" W Elev: 79 m

Imagery Date: 8/15/2012



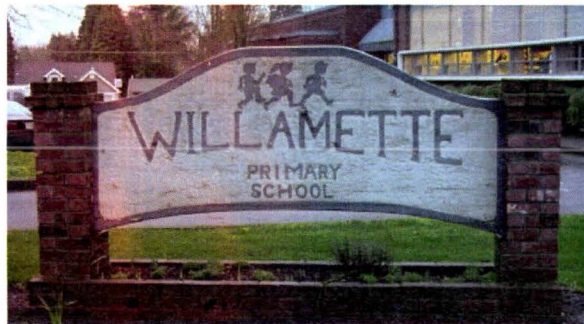






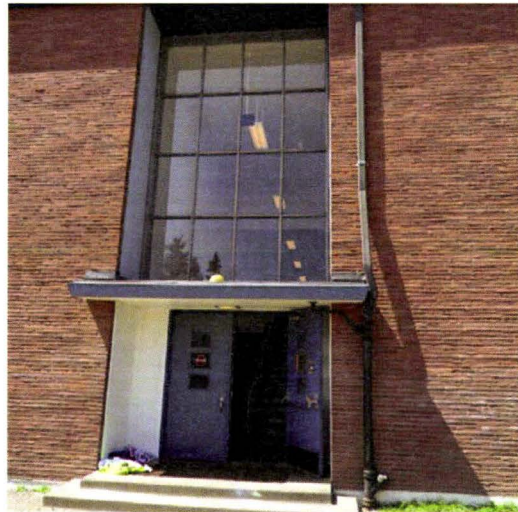
### **Willamette Primary Improvements**

There has been a school on the Willamette site for many, many years. The current building dates back to the 1950's. Various parts and pieces of the building are either coming to the end of their useful life, or are so inefficient compared to modern equivalents that replacement will result in significant savings in annual operating costs. Also, some of the finishes have worn to a point where improvement is warranted. The 2008 Bond included funding for the work included in this project.



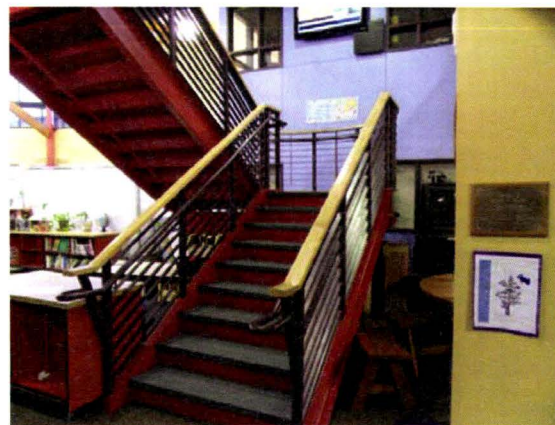
### **Galvanized Waterline and Select Mechanical System Replacement:**

Willamette Primary's galvanized water supply system is failing with increasing frequency. These failures consume maintenance staff time, and disrupt normal maintenance routines because water leaks must be attended to immediately. Furthermore, portions of the water system were insulated with asbestos containing materials. This project will include the abatement of any such materials by certified technicians. Select mechanical units and ductwork will be replaced to improve energy efficiency and reliability.



### **Select Window and Door Replacement:**

The windows above the stairs at either end of the two story classroom wing are original. They are inefficient due to being single pane, and are occasionally the cause of leaks. These windows will be replaced along with the doors and canopy leading to the playground. This will allow the installation of new energy efficient systems as well as an ADA compliant ramp.



### **Interior Finishes Replacement:**

The corridor finishes in the two story classroom wing are in need of an update. The two sets of stairs will be replaced with stairs similar to those in the new library. Four restrooms will have finishes and fixtures replaced.

### **Project Budget:**

The budget for this project is broken down in the table below.

<b>Willamette Primary Improvements Budget</b>		
Hard Cost	\$1,346,146.86	95.76%
Soft Cost	\$ 59,570.70	4.24%
Total Cost	\$1,405,717.56	100.00%

The estimated cost of construction is high due to the risks inherent to renovation projects. Also, asbestos discovered during the work will have to be abated. Estimated Soft costs are low because much of the design was completed last year under a larger design effort.

### **Project Schedule:**

Construction is scheduled to begin immediately after the end of classes in June. It will continue throughout the summer, with substantial completion before the start of school in September. However, there is actually a good deal of work before the contractor arrives on site. The project will be subject to permit review and public contracting requirements. The project will be publicly advertised in mid March, and bids will be received in early April. Permit documents will be delivered to the City of West Linn for review in early March, with a goal of final approval in Early April. The School Board will be asked to approve a contract between the District and the low responsive bidder at the regularly scheduled Board Meeting on April 8.



## Willamette Primary School Improvements Phase 4

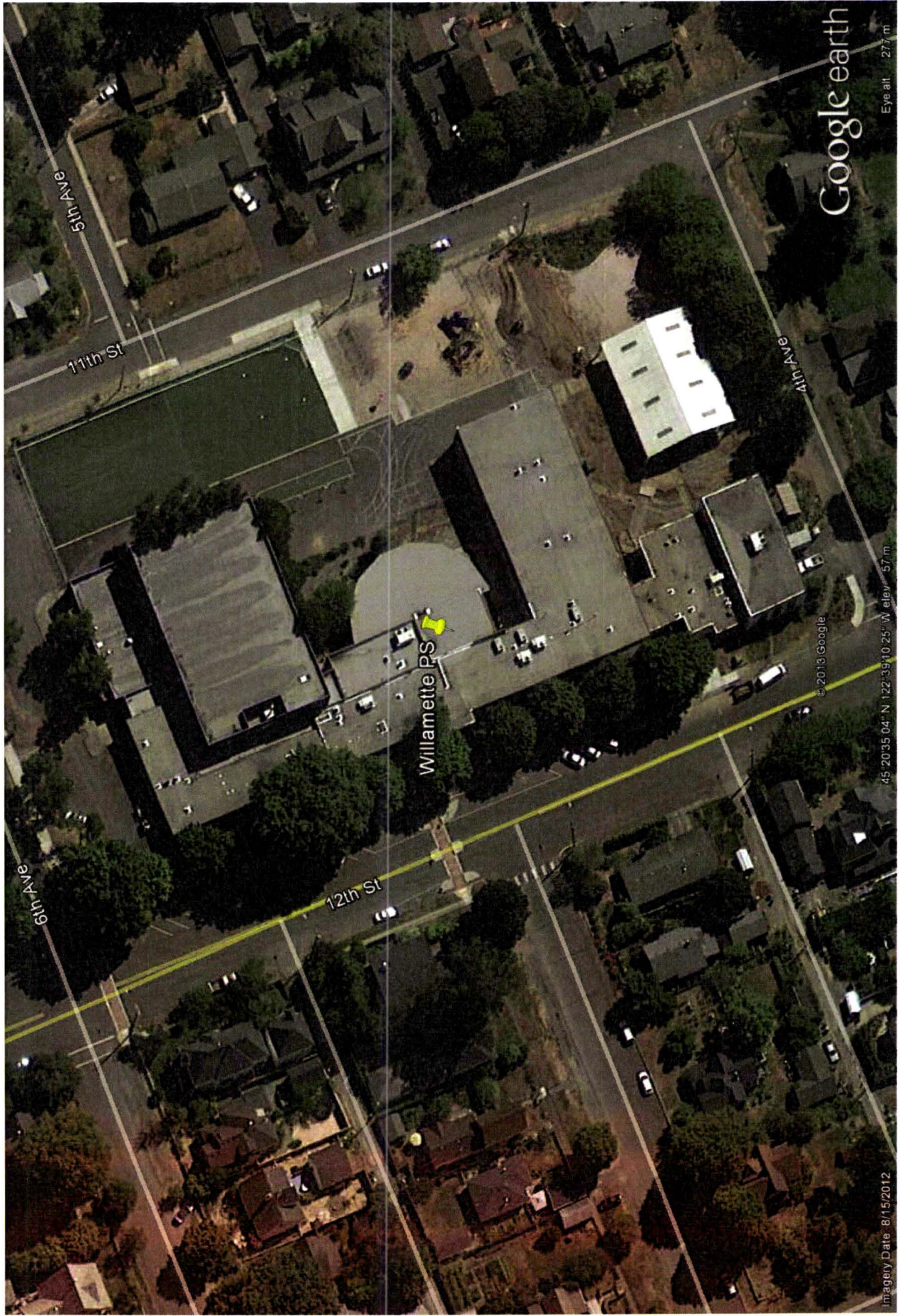
### **Scope of work:**

- Select window replacement
- Select corridor door replacement in two floor classroom wing
- Corridor painting in two floor classroom wing
- Replace existing canopy, doors and windows at east end of two story classroom wing
- Replace aging wooden stairs at each end of two story classroom wing
- Select light fixture replacement above stairs to be replaced
- Renovate (4) restrooms at two story classroom wing
- Remove and replace aging inefficient rooftop mechanical units and associated ductwork
- Remove and replace aging inefficient classroom heating units and associated ductwork
- Repair interior and exterior finishes affected by replacement of mechanical systems
- Remove and replace aging galvanized water piping with new piping to reduce frequency of leaks
- Repair finishes damaged by replacement of piping
- Asbestos abatement where discovered in carrying out the work, already detected in multiple locations
- Architectural screening of select exposed pipes in corridors

### **Project Milestones:**

- Launch Site Investigation/Design: November 1, 2011
- Submit for Class I Design Review: February 15, 2012
- Class I Design Review Approval with Conditions: October 8, 2012
- Submit for Building Permits: March 8, 2013
- Public Advertisement: March 12, 2013
- Building Permit Conditions Received: April 1, 2013
- Final Addendum for Bid: March 27, 2013
- Bids Due: April 3, 2013
- Request School Board Approval: April 8, 2013
- Execute Agreement: April 12, 2013
- Begin Construction: June 17, 2013
- Substantial Completion: August 23, 2013
- Final Completion: August 30, 2013





Google earth

Eye alt 277 m

© 2013 Google  
45° 20' 35.04" N 122° 39' 10.25" W elev 57 m

Imagery Date: 8/15/2012



[illegible]

WALL TYPE IN NON-BEARING PARTITION - FLOOR  
 REINFORCED ONLY

WALL CONSTRUCTION TYPE - RE-ALD

PARTITION CONSTRUCTION - CONCRETE ON FLOOR

EX-1

OPT A

CONCRETE SLAB

4. DETAIL WALL TYPES DEPICT TYPICAL WALL CONSTRUCTION OF EXTERIOR WALLS, INCLUDING THE LOCATION OF THE INSULATED ELEVATOR SECTION, AND DETAILS FOR ADDITIONAL INFORMATION.



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807 SW STARK STREET, PORTLAND, OR 97204



ABSTRACTS OF THE INTERNATIONAL SYMPOSIUM



phase	Bid
	Set
date	May 8, 2012
revisions	

project # 11070

## A2.20



## Sunset Primary Site Improvements



The Sunset Primary School is one of the older buildings in the District. When the 2008 Capital Improvement Bond was passed, funding was set aside for the conceptual design of a replacement school, as well as key improvements for the existing building in the interim. In 2009 a community committee determined that the school should be replaced on the current site. Modern practices for building primary schools call for a larger site, so the District proceeded to obtain a portion of the adjacent park to accommodate the community's preference. In order to be good stewards of both the existing and newly obtained property the District intends to make some additional improvements.

### Reduction of Annual Operating Expense:

Currently the school uses a dumpster for garbage removal. This project includes the replacement of the existing masonry enclosure to accommodate a new trash compactor. The compactor will need to be emptied much less frequently than the dumpster, reducing cost as well as noisy truck traffic in the neighborhood. Compactors also lessen unpleasant odors by fully containing the contents, and being emptied off site. The compactor will be reused at the replacement school.



### Sitework and Clearing of Sight Lines:

Fencing will be placed as needed to secure the site's east property line, and to prevent students straying into Bitner Street. Unmanaged shrubs will be replaced with more appropriate landscaping that will improve the aesthetics of the site without limiting sight lines. The eastern portion of the property will have limbing and brush clearing to improve sight lines. The street frontage will be made consistent and presentable for the neighborhood. Seven birdhouses will be mounted on poles along the south property line to indicate the transition between park and school without preventing the neighborhood's continued enjoyment of the site.



### Architectural Improvements:

The existing wading pool is damaged, not particularly useful to a primary school, and a liability that the District does not have at any other site. The wading pool will be filled with compacted gravel that will be ADA accessible, and a pergola will provide an attractive community gathering point.

### Project Budget:

The budget for this project is broken down in the table below.

Sunset Primary Site Improvements		
Hard Cost	\$ 123,623.00	78.81%
Soft Cost	\$ 33,242.07	21.19%
Total Cost	\$ 156,865.07	100.00%

The budgets have been aligned with estimates for the work. The benefit of these improvements will be significant thanks to leverage gained through effective professional design.

### Project Schedule:

Construction is scheduled to begin immediately after the end of classes in June. It will continue throughout the summer, with substantial completion before the start of school in September. However, there is actually a good deal of work before the contractor arrives on site. The project will be subject to public contracting requirements. The project will be publicly advertised in late February, and bids will be received in March. Building permits with the City of West Linn have been processed, but cannot be finalized until a contractor has been selected for the project. If the low responsive bid is found to be acceptable, the District will execute an agreement with the contractor in April.



## **Sunset Site Improvements**

### **Scope of work:**

- Demolish existing masonry trash enclosure
- Demolish existing asphalt and concrete slab at trash enclosure
- Pour new concrete slab for new trash enclosure
- Install chain link fence enclosure for new trash enclosure
- Install trash compactor
- Install black chain link fencing along Bitner St (3' high)
- Replace shrubs along Bitner St with smaller shrubs for improved sight lines and safety
- Install galvanized fencing along east property line (6' high)
- Trim and limb trees and brush on eastern portion of property for improved sightlines and safety
- Removal of City Park sign and asphalt patch along Bitner St, replace with grass
- Install (7) posts delineating property line between park and school with minimized visual impact
- Build pergola shade structure at wading pool
- Fill wading pool with gravel topped with compacted rock for ADA compliance

### **Project Milestones:**

- Launch Site Investigation/Design: April 4, 2012
- Submit for Class I Design Review: August 8, 2012
- Class I Design Review Approval with Conditions: October 8, 2012
- Submit for Building Permits: October 4, 2012 (waiting for a contractor)
- Public Advertisement: February 26, 2013
- Building Permit Conditions Received: None
- Final Addendum for Bid: March 14, 2013
- Bids Due: March 19, 2013
- Execute Agreement: March 25, 2013
- Begin Construction: June 17, 2013
- Substantial Completion: August 16, 2013
- Final Completion: August 23, 2013



Google earth

Eye alt: 428 m

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45°21'39.71"N 122°37'34.68"W elev: 169 m

Imagery Date: 8/15/2012